

UNITED STATES BANKRUPTCY COURT Northern District of Texas		INVOLUNTARY PETITION
IN RE (Name of Debtor – If Individual: Last, First, Middle) Rancho Keystone Park, LLC		ALL OTHER NAMES used by debtor in the last 8 years (Include married, maiden, and trade names.)
Last four digits of Social-Security or other Individual's Tax-I.D. No./Complete EIN (If more than one, state all.): 203920915		
STREET ADDRESS OF DEBTOR (No. and street, city, state, and zip code) 4370 La Jolla Village Drive, Suite 850 San Diego, CA 92122		MAILING ADDRESS OF DEBTOR (If different from street address)
COUNTY OF RESIDENCE OR PRINCIPAL PLACE OF BUSINESS 4370 La Jolla Village Drive, Suite 850, San Diego, CA ZIP CODE 92122		ZIP CODE
LOCATION OF PRINCIPAL ASSETS OF BUSINESS DEBTOR (If different from previously listed addresses) 13929 North Central Expressway, Dallas, Texas 75243		
CHAPTER OF BANKRUPTCY CODE UNDER WHICH PETITION IS FILED <input type="checkbox"/> Chapter 7 <input checked="" type="checkbox"/> Chapter 11		
INFORMATION REGARDING DEBTOR (Check applicable boxes)		
Nature of Debts (Check one box.) Petitioners believe: <input type="checkbox"/> Debts are primarily consumer debts <input checked="" type="checkbox"/> Debts are primarily business debts	Type of Debtor (Form of Organization) <input type="checkbox"/> Individual (Includes Joint Debtor) <input checked="" type="checkbox"/> Corporation (Includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) <hr/>	Nature of Business (Check one box.) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51)(B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other Commercial Property Owner
VENUE <input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in the District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. <input type="checkbox"/> A bankruptcy case concerning debtor's affiliate, general partner or partnership is pending in this District.		FILING FEE (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Petitioner is a child support creditor or its representative, and the form specified in § 304(g) of the Bankruptcy Reform Act of 1994 is attached. <i>[If a child support creditor or its representative is a petitioner, and if the petitioner files the form specified in § 304(g) of the Bankruptcy Reform Act of 1994, no fee is required.]</i>
PENDING BANKRUPTCY CASE FILED BY OR AGAINST ANY PARTNER OR AFFILIATE OF THIS DEBTOR (Report information for any additional cases on attached sheets.)		
Name of Debtor	Case Number	Date
Relationship	District	Judge
ALLEGATIONS (Check applicable boxes)		COURT USE ONLY
1. <input checked="" type="checkbox"/> Petitioner (s) are eligible to file this petition pursuant to 11 U.S.C. § 303 (b). 2. <input checked="" type="checkbox"/> The debtor is a person against whom an order for relief may be entered under title 11 of the United States Code. 3.a. <input checked="" type="checkbox"/> The debtor is generally not paying such debtor's debts as they become due, unless such debts are the subject of a bona fide dispute as to liability or amount; or b. <input type="checkbox"/> Within 120 days preceding the filing of this petition, a custodian, other than a trustee receiver, or agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.		

Name of Debtor Rancho Keystone Pa

Case No. _____

TRANSFER OF CLAIM

- Check this box if there has been a transfer of any claim against the debtor by or to any petitioner. Attach all documents that evidence the transfer and any statements that are required under Bankruptcy Rule 1003(a).

REQUEST FOR RELIEF

Petitioner(s) request that an order for relief be entered against the debtor under the chapter of title 11, United States Code, specified in this petition. If any petitioner is a foreign representative appointed in a foreign proceeding, a certified copy of the order of the court granting recognition is attached.

Petitioner(s) declare under penalty of perjury that the foregoing is true and correct according to the best of their knowledge, information, and belief.

x /s/ **Shawn Wamstad**

Signature of Petitioner or Representative (State title)
Wamstad Law 06/07/2011

Name of Petitioner **Shawn Wamstad** Date Signed

Name & Mailing **13642 Mango Drive**

Address of Individual **Del Mar, CA 92014**

Signing in Representative

Capacity _____

x /s/ **Jeffrey R. Erler**

06/07/2011

Signature of Attorney
Bell Nunnally & Martin LLP

Name of Attorney Firm (If any)
3232 McKinney Ave., Suite 1400, Dallas, Texas 75204

Address
(214) 740-1400

Telephone No.

x /s/ **Ken Weiss**

Signature of Petitioner or Representative (State title)
Weiss and Company, P.C. 06/07/2011

Name of Petitioner **Ken Weiss** Date Signed

Name & Mailing **5151 Shoreham Pl., Ste 210**

Address of Individual **San Diego, CA 92122**

Signing in Representative

Capacity _____

x /s/ **Jeffrey R. Erler**

06/07/2011

Signature of Attorney
Bell Nunnally & Martin LLP

Name of Attorney Firm (If any)
3232 McKinney Ave., Suite 1400, Dallas, Texas 75204

Address
(214) 740-1400

Telephone No.

x /s/ **Robert W. Blanchard**

Signature of Petitioner or Representative (State title)
Blanchard, Krasner & French, P.C. 06/07/2011

Name of Petitioner **Robert W. Blanchard** Date Signed

Name & Mailing **800 Silverado St., 2nd Fl.**

Address of Individual **La Jolla, CA 92037**

Signing in Representative

Capacity _____

x /s/ **Jeffrey R. Erler**

06/07/2011

Signature of Attorney
Bell Nunnally & Martin LLP

Name of Attorney Firm (If any)
3232 McKinney Ave., Suite 1400, Dallas, Texas 75204

Address
(214) 740-1400

Telephone No.

PETITIONING CREDITORS

Name and Address of Petitioner Wamstad Law, A 13642 Mano Drive, Del Mar, CA 92014	Nature of Claim Services Rendered	Amount of Claim 8,600.00
Name and Address of Petitioner Weiss and Company, P.C. 5151 Shoreham Pl., Ste. 210, San Diego, CA 92122	Nature of Claim Services Rendered	Amount of Claim 3,500.00
Name and Address of Petitioner Blanchard, Krasner & French, P.C. 800 Silverado St., 2nd Fl., La Jolla, CA 92037	Nature of Claim Services Rendered	Amount of Claim 15,488.00
Note: If there are more than three petitioners, attach additional sheets with the statement under penalty of perjury, each petitioner's signature under the statement and the name of attorney and petitioning creditor information in the format above.		Total Amount of Petitioners' Claims 31,588.00

1 continuation sheets attached

Name of Debtor Rancho Keystone Pa

Case No. _____

TRANSFER OF CLAIM

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REQUEST FOR RELIEF

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Petitioner(s) declare under penalty of perjury that the foregoing is true and correct according to the best of their knowledge, information, and belief.

x /s/ Mike McNally

Signature of Petitioner or Representative (State title)
Pacific Commercial Management, Inc. 06/07/2011

Name of Petitioner **Mike McNally** Date Signed
 Name & Mailing **3978 Sorrento Valley Blvd.**
 Address of Individual **Suite 100**
 Signing in Representative **San Diego, CA 92121**
 Capacity _____

x /s/ Jeffrey R. Erler

06/07/2011

Signature of Attorney
Bell Nunnally & Martin LLP

Date

Name of Attorney Firm (If any)
3232 McKinney Ave., Suite 1400, Dallas, Texas 75204

Address
(214) 740-1400

Telephone No.

x

Signature of Petitioner or Representative (State title)

Name of Petitioner Date Signed

Name & Mailing
 Address of Individual
 Signing in Representative
 Capacity _____

x

Signature of Attorney

Date

Name of Attorney Firm (If any)

Address

Telephone No.

x

Signature of Petitioner or Representative (State title)

Name of Petitioner Date Signed

Name & Mailing
 Address of Individual
 Signing in Representative
 Capacity _____

x

Signature of Attorney

Date

Name of Attorney Firm (If any)

Address

Telephone No.

PETITIONING CREDITORS		
Name and Address of Petitioner	Pacific Commercial Management, Inc.	Nature of Claim
3978 Sorrento Valley Blvd., Suite 100	Services Rendered	Amount of Claim 4,000.00
San Diego, CA 92121		
Name and Address of Petitioner	Nature of Claim	Amount of Claim
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Note: If there are more than three petitioners, attach additional sheets with the statement under penalty of perjury, each petitioner's signature under the statement and the name of attorney and petitioning creditor information in the format above.	Total Amount of Petitioners' Claims 31,588.00	

continuation sheets attached